PART 7 OFF-STREET PARKING AND LOADING

701 Off-Street Parking

All permitted uses must be provided with the number of *off-street parking space*s required under sections 706 and 708 of this bylaw.

702 Off-Street Loading

All permitted uses must be provided with the number of off-street loading spaces required under section 710 of this bylaw.

703 Non-Conformity in Off-Street Parking or Loading Spaces

(1) A *building* or any portion of a *building* conforming as to *use* but lawfully non-conforming as to required *off-street parking* or loading spaces may be occupied, but must not be reconstructed, moved, or extended unless the required *off-street parking* and off-street loading spaces are provided.

(2) Despite subsection (1):

(a) where a *building* has been lawfully constructed prior to the passage of this bylaw, a new *use* of previously unoccupied floor space is permitted;

(b) a change of occupant or tenant to the same *use* requiring the same or fewer *off-street parking* or loading spaces is permitted.

(3) No *subdivision* or other creation of a new *lot* line is permitted which would increase the non-conformity as to *off-street parking* or loading spaces unless *off-street parking* and loading spaces are provided in accordance with this Part, or higher total numbers of parking and loading spaces are provided.

704 Location of Accessory Off-Street Parking

(1) *Accessory off-street parking* must be located:

(a) on the *lot* on which the *principal use* is located and on the *lot* on which a *secondary suite, carriage house* or *garden cottage* is located; or

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(b) on a *lot* which adjoins or has full or partial common frontage directly across a street or lane from the lot on which the permitted *use* exists, as long as the *accessory off-street parking:*

(i) is not located on a *lot* zoned for *residential use* under PART 9 through PART 13 of this Bylaw where the *accessory off-street parking* is related to a permitted *use* in any *commercial, industrial* or *institutional* zone;

(ii) is protected by a restrictive covenant in favour of the *City* that ensures full compliance with all provisions of this Bylaw;

(iii) is not located across a highway under the jurisdiction of the Provincial Ministry of Transportation; or

(c) on a lot administered by the *City* of Coquitlam on a basis acceptable to *Council*.

(2) *Non-Accessory Off-Street Parking* is only allowed where specifically permitted in a zone or where it is administered by the *City* of Coquitlam on a basis acceptable to *Council*.

705 Minimum Design Standards for Off-Street Parking

Reference section 707 in addition to the following regulations.

(1) Access to Parking

Off-street parking and *accessory off-street parking* must:

(a) have access which is approved by the *General Manager Engineering and Public Works*;

(b) have an access or egress driveway:

(i) connected to a public *street* or *lane*; and

(ii) not less than 3.5 metres wide where it is used for one-way vehicular traffic or for one-way vehicular traffic and a walkway, and not less than 6.0 metres where it is used for two-way vehicular traffic;

(iii) except for required parking for a *secondary suite, carriage house* and a *garden cottage*.

(2) Minimum Size of Spaces and Maneuvering Aisles

(a) Except where parking is accessory to a *two-family*, a *detached two-family residential*, a *carriage house*, a *garden cottage*, a *triplex residential* and a *quadruplex residential use*, the *parking spaces* and maneuvering aisles must have the following minimum lengths and widths within the *lot* lines:

Parking Angle in Degrees	Width of Parking Space in Metres	Length of Parking Space in Metres	Width of Aisle in Metres
90	2.9	5.8	6.1
90	2.7	5.8	6.7
90	2.6	5.8	7.3
60	2.7	5.8	5.5
45	2.7	5.8	3.9
30	2.7	5.8	3.3
180 (parallel)	2.7	7.0	3.6

(b) The minimum *parking space* size for a *two-family*, a *detached two-family residential*, a *carriage house*, a *garden cottage*, a *triplex residential* and a *quadruplex residential use*, shall be 2.6 metres wide and 5.8 metres long.

(c) where the parking angle is 60 degrees, 45 degrees, 30 degrees, or 180 degrees, the aisle width shown above is permitted only where the aisle is for one-way traffic leading to a *lane*, *street*, or two-way maneuvering aisle; otherwise, the minimum width required is 6.1 metres.

(d) notwithstanding (a) above, up to 30% of the accessory off-street parking spaces or off-street parking spaces being provided on a lot may be for small car parking on the condition that all small car spaces are signed or marked for small car parking and comply with the following minimum specifications:

Parking Angle	Width of Parking Space	Length of Parking Space	Width of Aisle
90°	2.7 m	5.0 m	6.1 m
90°	2.6 m	5.0 m	6.7 m
90°	2.5 m	5.0 m	7.3 m
60°	2.44 m	4.65 m	5.28 m (one way)
45°	2.6 m	5.0 m	3.9 m (one way)

(3) Additional Width by Wall

Where a *parking space* or maneuvering aisle abuts a wall along its side, the space or aisle must be 0.3 metres wider than required under section 705(2)(a) or (b) or (c).

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(4) Curb Stops

In a surface parking site, curb stops allowing a minimum 0.9 metre overhang must be provided:

(a) for each non-parallel *parking space*, where the parking is on a site with a grade which exceeds ten per cent;

(b) for each peripheral non-parallel *parking space*, where the parking *use* is on a site with a grade which does not exceed ten per cent.

(5) Sidewalks and Curb Planters

In a *planned shopping centre* or wherever 100 or more *parking space*s are provided, the following must be provided at suitable locations:

(a) raised sidewalks not less than 2.1 metres in width where required for pedestrian traffic; and

(b) curb planters.

(6) Underground Parking Structure

Off-street parking and *accessory off-street parking* may be located within an *underground parking structure* having a minimum unobstructed *height* as regulated under the British Columbia Building Code.

(7) Screening of Underground Parking Structure

Where *off-street parking* or *accessory off-street parking* is located within an *underground structure*, it must be effectively screened from view from the *street*, nearby property, etc., except at driveway and stairwell entrances, by a *landscape screen*, and in accordance with section 514(3).

(8) Surface of Parking Areas

(a) Each *parking space* and maneuvering aisle must be surfaced with asphalt, concrete or similar pavement; except, another dust free surface material may be used:

(i) where a professional engineer certifies that paving as described above is impractical because of soil or drainage conditions, or both;

(ii) the surface is maintained to retain its dust-free nature at all times; and

(iii) the parking area is graded and drained to properly dispose of surface water.

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(b) *Accessory off-street parking* for a *secondary suite*, a *carriage house* or a *garden cottage* and driveway accesses exclusively for that space may be surfaced with:

(i) asphalt, concrete, or concrete pavers or similar permeable pavement; or

(ii) other surfaces provided that:

- the surface is compact, non-eroding and dust-free, and
- the surface is maintained to retain its dust-free nature at all times, and
- the surface is graded and drained to properly dispose of surface water, and
- the grade of the parking space does not exceed 10% across its length or width.

(9) Marking of Parking Spaces

Each *parking space* must be clearly delineated by painted lines and each *parking space* required by this bylaw for visitors must be clearly marked "VISITOR PARKING".

(10) An *off-street parking use* on any *lot* shall include appropriate landscaping and perimeter buffering.

706 Number of Required Off-Street Parking Spaces

The minimum number of *off-street parking spaces* required for each *building* type or *use* is as follows and must include spaces in Section 708.

When the number of required spaces results in a fractional space, any fraction less than 0.5 may be disregarded, and any fraction 0.5 or greater shall require one additional space.

When calculating parking spaces based on *gross floor area*, areas used for parking shall not be included.

TYPE OF *BUILDING* OR *USE*	REQUIRED *OFF-STREET PARKING SPACES*
(1) Residential	
(a) (i) *One-family residential, Two-family residential Detached Two-Family Residential*	2 spaces per *dwelling unit*
(ii) *Triplex Residential Quadruplex Residential*	1.5 spaces per *dwelling unit*
(iii) *Street-Oriented Village Home residential*	1 space per *dwelling unit*
(iii) *Secondary suite*	1 space per *secondary suite*
(iv) *Accessory one-family Residential*	1 space per *dwelling unit*
(v) *Carriage house* or *garden cottage*	1 space per *dwelling unit*

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TYPE OF *BUILDING* OR *USE*	REQUIRED *OFF-STREET PARKING SPACES*
(b) *Apartment use , Townhouse use*	1 space per studio and one-bedroom *dwelling unit* 1.5 spaces per *dwelling unit* with two more bedrooms Plus 0.20 spaces per *dwelling unit* designated for visitors
Except: *Apartment use, Townhouse use* located within the Evergreen Line Core and Shoulder Station areas, as defined by Schedule "O" of this Bylaw	1 space per studio and one-bedroom *dwelling unit* 1.35 spaces per *dwelling unit* with two or more bedrooms Plus 0.20 spaces per *dwelling unit* designated for visitors
(c) *Dwelling units* in *non market housing* developments	1 space per *dwelling unit;* Plus 0.20 spaces per *dwelling unit* designated for visitors
(d) *Mobile home park use*	1.5 space per *dwelling unit*, one of which one must be immediately adjacent to the *mobile home*, or pad of the *mobile home,* for which it is required
(e) *Boarding Use*	1 space for each *sleeping unit*
(f) *Congregate Housing and Care Use,* *Community Care use*	0.35 spaces for each *Licensed Residential Care, Registered Assisted Living or Supportive Housing Unit*
(2) Commercial	1 space per 40 m^2 of *gross floor area*
Except: *Grocery Stores* with a *gross floor area* of more than 325 m^2, *Flea markets*	1 space per 30 m^2 of *gross floor area*
Liquor primary establishments	1 space per 10 m^2 of *gross floor area*
Tourist Accommodation uses	1 space per *sleeping unit*, or *dwelling unit*
(a) Assembly uses permitted in Commercial and Service Commercial Zones	1 space per 30 m^2 of *gross floor area*
Except: (i) Child-minding services, schools, youth/senior centres	1 space per 40 m^2 of *gross floor area*
(ii) *Casino Gaming*	1 space per 10 m^2 of *gross floor area*

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TYPE OF *BUILDING* OR *USE*	REQUIRED *OFF-STREET PARKING SPACES*
(b) *Commercial* and *Civic* uses permitted in the C-4 and C-7 zones (not including parks and pubic squares)	Minimum of 1 space per 45 m^2 of *gross floor area*
(3) Industrial (M Zones)	1 space per 100 m^2 of *gross floor area*
(4) Institutional	
(a) *Assembly use*	1 space per 10 m^2 of *gross floor area*
Except:	
(i) Child-minding services youth/senior centres pre-schools (not located in Commercial or Service Commercial zones)	1 space per staff member
(ii) Places of worship	1 space per 20 m^2 of *gross floor area*
(b) *Civic use*	1 space per 40 m^2 of *gross floor area*
(c) Schools, public or private	
(i) Kindergarten, elementary and middle schools	1 space for every 10 students of school capacity
(ii) Secondary school	1 space for every 7 students of school capacity
(iii) Post-secondary school	1 space per 35 m^2 of *gross floor area*
(d) *Extensive recreation use*	
(i) Golf courses	10 spaces per hole
(ii) Golf driving ranges	1 space per driving tee
(iii) Marinas	1 space per two boat mooring berths
(iv) Sport clubs	1 space per 40 m^2 of *gross floor area*
(v) Stadium	1 space per 10 fixed seats

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TYPE OF *BUILDING* OR *USE*		REQUIRED *OFF-STREET PARKING SPACES*
(e)	*Animal shelter*	1 space per 40 m^2 of *gross floor area*
(f)	Hospital	0.30 spaces per patient bed
(5)	**Medical Marijuana Grow Operation**	1 space per 100 m of *gross floor area*

707 Minimum Design Standards for Off-Street Parking for Persons with Disabilities

(1) Standards

*Off-street parking space*s for *persons* with disabilities must be:

(a) provided with an access space of 1.3 metres in width adjacent to the *off-street parking space*:

(i) where this additional width is adjacent to another *off-street parking space* for persons with disabilities, the width may be shared between the adjacent *parking spaces* for *persons* with disabilities.

(b) clearly marked by a painted wheelchair symbol on the pavement, and by an erected vertical rectangular sign facing toward the *parking space*. The vertical sign is to be of a size and design as regulated in the Motor Vehicle Act;

(c) constructed and located so as to allow convenient access to the entrance to the *building* or *use* for which the spaces are provided.

(2) Identification

Approved identification in subsection (1) above means a permit, placard or license plate issued to *persons* with disabilities which:

(a) displays a wheelchair symbol;

(b) identifies the issuing authority;

(c) displays the expiry date if applicable; and

(d) in the case of a permit or placard, states the registration number.

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708 Number of Required Off-Street Parking Spaces for Persons with Disabilities

For the *building* or *use* classes listed under section 706 *Commercial*, and requiring 26 or more *off-street parking space*s, the following number of the required spaces must be provided for *persons* with disabilities:

Required Spaces	Spaces for *Persons* with Disabilities
26-75	1
76-125	2
126-200	3
over 200	3 spaces plus one space per 100 required spaces or portion thereof, in excess of 200

709 Minimum Standards for Off-Street Loading Spaces

Each off-street loading space must be:

(1) not less than 3.0 metres wide, 7.6 metres long, and 4.2 metres high; except that where receipt or delivery of goods is by vehicles longer than 7.6 metres, each loading space shall be at least as long as those vehicles;

(2) surfaced with asphalt, concrete or similar pavement; except, another dust free material may be used where:

(a) a professional Engineer certifies that paving as described above is impractical because of soil or drainage conditions, or both;

(b) the surface is maintained to retain its dust-free nature at all times; and the parking area is graded and drained to properly dispose of surface water;

(3) provided with sufficient maneuvering space to avoid the necessity of using *off-street parking space*s, *street*s or *lane*s;

(4) sited at an elevation convenient to a major floor level of the *building* or to a utility elevator serving each major floor, and to an adjoining exterior door; and

(5) located to allow for receipt or delivery of goods or materials by motor vehicles without encroachment by the motor vehicle upon a *street* or *lane* while receiving or delivering goods or materials.

710 Number of Required Accessory Off-Street Loading Spaces

(1) Required Off-Street Loading

At least one off-street loading space conveniently located to the *building* doors must be provided for each *building* for *commercial*, *industrial* or *apartment use*; except that, where two or more *building*s for *apartment use* are located on one *lot*, one off-street loading space must be provided for each 30 dwelling or *sleeping unit*s or fraction of a unit.

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(2) Exception

Despite subsection (1) above, an off-street loading space is not required for:

(a) a *building* for *apartment use* which has driveways and *off-street parking spaces* provided adjacent to each *dwelling unit*;

711 Off-Street Bicycle Parking

Off-street bicycle parking shall be provided as follows.

When the number of required spaces results in a fractional space, any fraction of 0.5 or less may be disregarded, and any fraction greater than 0.5 shall require one additional space.

When calculating parking spaces based on *gross floor area*, areas used for parking shall not be included.

Use	Long-term (minimum)	Short-term (minimum)
Apartment, Townhouse	1.25 spaces per *dwelling unit*	6 spaces for each *apartment* or *townhouse building*
Congregate Housing, and Care use, Community Care use	0.05 spaces per *Licensed Residential Care, Registered Assisted Living Unit or Supportive Housing Unit*	6 spaces for each *Congregate Housing* or *Community Care* use *building*
Commercial	For any building with 1000 m^2 or more of *gross floor area*, 1 space per 1000 m^2 of *gross floor area*	6 spaces for any *building* with 1000 m^2 or more of *gross floor area*
Tourist Accommodation	1 space per every 30 *sleeping units*, or *dwelling units*	
Industrial		3 spaces for any *building* with 1000 m^2 or more of *gross floor area*
Institutional		6 spaces for any *building* with 1000 m^2 or more of *gross floor area*
Schools, public or private		1 space for every 20 students of school capacity
Assembly		6 spaces for any *building* with 1000 m^2 or more of *gross floor area*
Civic Uses		6 spaces for any *building* with 1000 m^2 or more of *gross floor area*

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712 Off-street Bicycle Parking Minimum Design Standards

(1) **Parking Dimensions -** Minimum dimensions for *long-term bicycle parking* and *short-term bicycle parking* spaces must be provided as follows:

Minimum Access Aisle	Vertical Clearance (Headroom)	Minimum Width	Mnimum Length if Placed Horizontally	Minimum Length if Placed Vertically
1.2m	1.9m	0.6m	1.8m	1.0m

(2) **Long-term Bicycle Parking**

(a) *Long-term bicycle parking* must be provided in a secure bicycle storage area which is accessible only to residents or employees of the *building*.

(b) *Long-term bicycle parking* must be provided inside a room, or secured compound within a *building*, which contains bicycle racks, or provided in the form of a bicycle locker.

(c) *Long-term bicycle parking* must be located in close proximity and with convenient access to *building* entrances.

(d) *Long-term bicycle parking* spaces must be independently accessible.

(3) **Short-term Bicycle Parking**

(a) *Short-term bicycle parking* must be provided within 15 metres of a main *building* entrance, and must be visible from the *principal building* entrance.

(b) *Short-term bicycle parking* spaces must be provided in racks, permanently anchored to the ground or a permanent *structure,* and be well-lit.

713 Off-Street Parking Reductions for the Evergreen Line Core and Shoulder Station Areas

An owner of a *lot* located within the Evergreen Line Core and Shoulder Station areas, as identified in Schedule "O" of this Bylaw, who applies for a building permit to construct or add additional *gross floor area* to a *building* or *structure* for a *commercial*, *apartment* or *townhouse use* which requires *off-street parking* spaces under Section 706, may opt to reduce the number of required *off-street parking* spaces by providing the following:

(1) *transportation demand management* measures, as agreed upon and approved by the *General Manager Engineering and Public Works*, to reduce up to a maximum of five percent (5%) of the required *off-street parking* spaces, provided that:

(a) *off-street parking* spaces required for *commercial, apartment* visitor and *townhouse* visitor *uses* within the same commercial or mixed-use development site are shared and not reserved for specific users.

2) payment in-lieu of parking for parking reductions greater than five percent (5%) and up to a total of ten percent (10%) of the required *off-street parking* spaces, if *transportation demand management* measures, as outlined in Sub-section (1), have been secured, provided that:

(a) where an owner opts to make payment in-lieu of parking, payment shall be made to the City at a sum of $20,000 for each *off-street parking* space that is required under Section 706, but which is not provided, and

(b) payment in-lieu of parking is made at the time the building permit is issued for the *building* or *structure* that requires the *off-street parking* space.

(3) for a lot located within the Evergreen Line City Centre Core Area, as identified on Schedule "O", payment in-lieu of parking for parking reductions greater than five percent (5%) may be provided up to a maximum of fifteen percent (15%) of the total required *off-street parking* spaces, subject to the requirements of Sub-section (2).

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